



Howard County

Department of Planning and Zoning

Subject: Testimony and Request to file legislation
General Plan 2000 PSA Amendment 2007-2
(St. Paul's Evangelical Lutheran Church)

To: Lonnie R. Robbins, Chief Administrative Officer

From: Marsha S. McLaughlin, Director *mmc*
Department of Planning and Zoning

Date: February 13, 2007

This memo is to request the Administration file legislation to amend the *General Plan 2000* boundary for the Planned Service Area for Public Water and Sewerage.

On January 25, 2007, the Planning Board of Howard County, Maryland considered a petition by St. Paul's Evangelical Lutheran Church, for an amendment to *General Plan 2000* to adjust the Planned Service Area (PSA) boundary of the Master Plan for Water and Sewerage to include a religious facility situated on an approximately 3.28-acre parcel known as 11795 Scaggsville Road, Fulton, Maryland. St. Paul's Evangelical Lutheran Church, is a religious facility, and is the subject of Board of Appeals case BA 91-07E&V, approving a Special Exception for a religious facility. The Department of Planning and Zoning found that the property meets requirements under CB 44-2002 and CB 18-2006 and is thus consistent with *General Plan 2000*. No one spoke in opposition to the proposal. The Planning Board voted 4 to 0 to recommend approval with noted conditions.

The Department of Planning and Zoning's testimony in the form of the Technical Staff Report and the Planning Board's recommendation are attached. There are no fiscal impacts to the County since the church will pay all costs associated with water and sewer service.

Should you have any questions, please feel free to contact me at 4301.

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cc: Joan Kennedy
Jennifer Sager
Bill Mackey

1 ST. PAULS EVANGELICAL LUTHERAN CHURCH * BEFORE THE
2 PETITIONER * PLANNING BOARD
3 * OF
4 CB CASE * HOWARD COUNTY, MARYLAND

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6 MOTION: To recommend approval of the Petitioner's request to amend the General Plan boundary
7 for the Planned Service Area for Public Water and Sewerage to include a religious
8 facility on certain parcels owned by the St. Paul's Evangelical Lutheran Church under
9 certain conditions; clarifying the conditions under which the boundary of the Planned
10 Service Area may be expanded for parcels with institutional or public uses; and generally
11 relating to the 2000 General Plan.

12 ACTION: Recommended approval 4 to 0.

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14 RECOMMENDATION

15 On January 25, 2007, the Planning Board of Howard County, Maryland, considered the petition of the
16 Department of Planning and Zoning, for an amendment to the Howard County *General Plan 2000* by expanding the
17 Planned Service Area for Public Water and Sewerage to include certain parcels owned by the St. Paul's Evangelical
18 Lutheran Church under certain conditions; clarifying the conditions under which the boundary of the Planned Service
19 Area may be expanded for parcels with institutional or public uses; and generally relating to the 2000 General Plan.

20 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation, and the
21 proposed Council Bill, were presented to the Board for its consideration. The Department of Planning and Zoning
22 recommended approval stating the Bill is consistent with criteria in the *General Plan 2000*, which limits expansion of
23 the PSA for public or institutional uses to parcels which adjoin the PSA boundary, without any intervening parcels, if
24 there is capacity in the water and sewer systems to provide service. St. Paul's Evangelical Lutheran Church, meets the
5 qualifying criteria and can accomplish connection within the one year timeframe.

1 The Board recommended approval of the Petitioner's request to amend the General Plan boundary for the
2 Planned Service Area for Public Water and Sewerage.

3 Mr. Grabowski moved to recommend approval and Ms. Dombrowski seconded the motion. The motion
4 passed with a vote of 4 to 0. The Board was very concerned about retaining the integrity of the boundary and
5 prohibiting changes except in the case of government necessity and public safety. The Board recommended that this
6 parcel as well as the adjacent parcel should be approved for public water and sewerage based on healthy and safety
7 issues.

8 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 8th day of February,
9 2007, recommends that the Petitioner's request to amend the *General Plan 2000*, to authorize extension of water and
10 sewerage service to certain parcels owned by St. Paul's Evangelical Lutheran Church, be **APPROVED**.

11 HOWARD COUNTY PLANNING BOARD

12 Tammy Citara Manis / Lk
13 Tammy Citara Manis, Chairperson

14 David Grabowski / Lk
15 David Grabowski, Vice-Chairperson

16 Linda Dombrowski / Lk
17 Linda Dombrowski

18 Gary Rosenbaum / Lk
19 Gary Rosenbaum

20 ATTEST:

21 Marsha McLaughlin
22 Executive Secretary
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24
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